



Agenda Item Number: 2005-9-6D

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: September 13, 2005

Department: Zoning, Building, & Planning **Staff Contact:** Sanford Fish, Department Director
& Environmental Health Julie M. Baca, Deputy County Manager
for Community Services Division

TITLE: Pending Annexation – AXBC 50-003

ACTION: Approval

SUMMARY:

The following annexation submitted for review by the Board of County Commissioners is recommended for approval.

AXBC 50-003 North 14 Holdings LLC requests annexation into the Village of Tijeras of a tract of land on North Highway 14, between Torres Trail and Penny Lane, being a remnant of Small Holding Claim #2897, located in Sections 14 and 15, Township 10 North, Range 5, East, containing approximately 67 acres, currently zoned County A-2 with proposed zoning of Village CB-1 (J28-29)

There are no adverse comments regarding this annexation. The property abuts the Tijeras Village limits along its southern boundary. Any structures built on the site would be permitted through the Bernalillo County Building office.

ATTACHMENTS:

1. Department Comments
2. Annexation Packets

FISCAL IMPACT

See attached Fiscal Impact Analysis

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

I recommend Board approval. TL 9/1/2005

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

I concur in that there are no adverse comments regarding the proposed annexation. Building permits will be issued by the County's Building Office prior to the construction of any new structure on the site. Recommend Board approval of proposed Annexation. Julie M. Baca
8/29/05

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

AXBC 50003 – No adverse comments to this annexation request. This undeveloped property is located in the East Mountain area and abuts the Village of Tijeras along its southern boundary. Its north, east and west boundaries are adjacent to unincorporated land within the County.

Legal access to this property is provided by four existing roads. Torres Trail, a Village maintained road, abuts the southern property boundary and will continue to be maintained by the Village of Tijeras following annexation. North Highway 14, a State maintained road, abuts the southern portion of the property's east boundary and Matterhorn Place, a Bernalillo County maintained gravel road, provides additional access to the property's east boundary. Should development of this property utilize Matterhorn Place as access, the development plans shall be submitted for review and approval by Bernalillo County Public Works Division. Matterhorn Place shall then be maintained by the Village of Tijeras. Penny Lane, a graveled private way, abuts a portion of the property's west boundary.

At present water and sewer services are not available to this property. However water service is expected to be provided by the Village of Tijeras within several years. This service shall be made available to the adjoining parcels located within the unincorporated County.

There are no floodplains located within this property. However, due to the topography of the property, this development shall be coordinated with the County Floodplain Administrator to insure that the drainage needs of the adjacent unincorporated areas are adequately addressed. Grading and drainage plans associated with this development shall be provided to Bernalillo County Public Works Division for review.

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

There is no change in status since the adjacent incorporated area is already served by Bernalillo County public safety departments. Jdantis 08/08/05

LEGAL

The Commission's review and approval/denial of these annexation requests was made possible by the passage of SB 241, which requires Commission approval before the property may be annexed. No adverse comment. PFT 08/08/05

FINANCE

See attached Fiscal Impact Analysis